



MECKLENBURG COUNTY
Land Use and Environmental Services Agency
- AIR QUALITY -

November 23, 2016

MEMORANDUM

To: City of Charlotte
Through: Megan Green, Air Quality Program Manager
From: Jeanne M. Quinn, Admin Support Supervisor
Subject: City of Charlotte November Rezoning Petitions 2017-001 through 2017-016

Purpose of Mecklenburg County Air Quality Review:

Mecklenburg County Air Quality (MCAQ) has reviewed the City of Charlotte January 2017 rezoning petitions 2017-001 through 2017-016 for the purpose of identifying regulatory requirements of the petitioner, informing the petitioner, planning staff and other affected parties of such regulatory requirements, and identifying potential effects on, and impacts from, nearby properties.

Scope of Review:

MCAQ has reviewed the petitions with regard to air quality regulations for stationary sources and demolition and/or renovation of structures (e.g. National Emission Standards for Hazardous Air Pollutants for asbestos). Comments may also be made regarding incompatible land uses, sources of Toxic Air Pollutants, proximity to Risk Management Plan facilities, and proximity to known nuisance conditions or sensitive populations. MCAQ has conducted the review based on information submitted by the petitioner, a review of aerial photographs (as available through the Mecklenburg County Polaris system), and a review of the "Air Pollution Facility Information Online" database available from the MCAQ website. The review is cursory based on limited information.

Comments to the Charlotte Mecklenburg Planning Commission:

2017-001 Epes Transport System, Inc. (Attn: David A. Leik) (Tax Parcel No. 037-192-14)
Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-002 James Miller & Trang T. Miller (Tax Parcel No. 161-081-13)
No comment on this rezoning petition.

2017-003 Heist Brewery (Attn: Kurt Hogan) (Tax Parcel No. 079-042-04)
Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-004 Trinity Episcopal School (Attn: Tom Franz) (Tax Parcel No. 080-102-01, 11, 12, 18, 28, 29, 30, & 31)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution, thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2017-005 OMS Piper Station LLC (Attn: Kush Anandani) (Tax Parcel No. 225-045-06)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-006 Stream Realty Partners (Attn: Robert Hamilton) (Tax Parcel No. 029-641-10)

No comment on this rezoning petition.

2017-007 NRP Properties, LLC (Attn: Aaron Pechota) (Tax Parcel No. 089-201-01, 23, & 24)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2017-008 NRP Properties, LLC (Attn: Aaron Pechota) (Tax Parcel No. 089-121-02)

The proposed development is likely to require the use of heavy duty diesel equipment (≥ 25 hp) and is located adjacent to a population sensitive to air pollution (e.g. hospital, clinic, retirement facility, school, daycare). Diesel exhaust may pose health risks to these sensitive populations. Therefore, MCAQ recommends that during construction the petitioner use diesel equipment that meets EPA Tier 4 emission standards, the cleanest equipment available. Using the cleanest equipment available will minimize air pollution thereby minimizing health impacts to the surrounding communities. A letter communicating this recommendation has been mailed directly to the petitioner by MCAQ.

2017-009 NRP Properties, LLC/The Drakeford Company (Attn: Aaron Pechota) (Tax Parcel No. 025-151-17)

No comment on this rezoning petition.

2017-010 David Byron Young & Dawn Young (Tax Parcel No. 141-071-02)

No comment on this rezoning petition.

2017-011 Pappas Properties, LLC (Tax Parcel No. 125-201-47 & 48)

No comment on this rezoning petition.

2017-012 The Drakeford Company (Attn: Robert T. Drakeford) (Tax Parcel No. 129-017-07 & 08)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-013 Tim Frye (Tax Parcel No. 057-101-47, 52, & 53; 057-121-01 & 02; 057-122-18)

No comment on this rezoning petition.

2017-014 Humane Society of Charlotte, Inc. (Attn: Jorge Ortega) (Tax Parcel No. 119-011-09 & 31)

No comment on this rezoning petition.

2017-015 Manna Capital, LLC (Attn: Robert E. Branan) (Tax Parcel No. 177-082-45)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.

2017-016 Selwyn Property Group (Attn: Jensie Teague) (Tax Parcel No. 163-032-23, 24, 29, 34, 35, 38, 43, 44, & 45)

Development of this site may require submission of an asbestos Notification of Demolition and Renovation to MCAQ due to possible demolition or relocation of an existing structure. A letter of notification and the required forms have been mailed directly to the petitioner by MCAQ.